

Presentation to the City Council
Planning, Zoning and Economic
Development Committee

May 18, 2016

Kemper Arena Redevelopment Process Update



RFP Issued: May 20, 2015

Proposals submitted: August 21, 2015

Supplemental Information Requested

Interviews of Shortlisted Firms: February 2016

Additional Supplemental Information Requested

Kemper Bond Repayment Complete: April 15, 2016

Public Presentation of Preferred Firm / Project: May 18, 2016

Timeline to Date



Selection Committee

- Councilman Scott Taylor, Chair of the Planning, Zoning and Economic Development Committee
- Councilwoman Katheryn Shields, who represents the 4th District At-Large
- Councilwoman Teresa Loar, who represents the 2nd District At-Large
- City Staff includes representatives from the Departments of City Planning and Development, Law, Finance, General Services, Convention and Entertainment Facilities and the Office of Economic Development.



Criteria

Project Evaluation

The proposal supports the City's overall planning recommendations for the area;

The proposal provides added business and economic activity to the area;

The proposal supports existing business and community activities in the area;

The proposal does not serve as duplicative or competitive with the multi-purpose event space offerings at the City's Sprint Arena;

The amount of developer equity contributed and non-City funding sources leveraged;

The extent the proposal eliminates the City's future obligation to maintain and/or operate the existing facility /site or minimize redevelopment costs;

How effectively the proposal supports and encourages broader redevelopment efforts throughout the West Bottoms and the Stockyards District;

How the proposal conforms to or may assist the City in meeting existing lease obligations relative to the American Royal's use of the existing facility; and

How the proposal relates to the existing facilities and/or land uses in close proximity to the site.

Criteria

Proposer Evaluation

The team's financial capability and administrative capacity to undertake the project;

Overall quality of the development team as shown by their previous experience, as well as that of their principals and participants;

The team's expertise in catalytic redevelopment and executing high-quality, projects of similar scope and scale;

The team's caliber of proposed design professionals;

The team's experience in successfully structuring and implementing innovative public/private partnerships;

The team's proof of project financing (financing commitment letter or letter of interest);

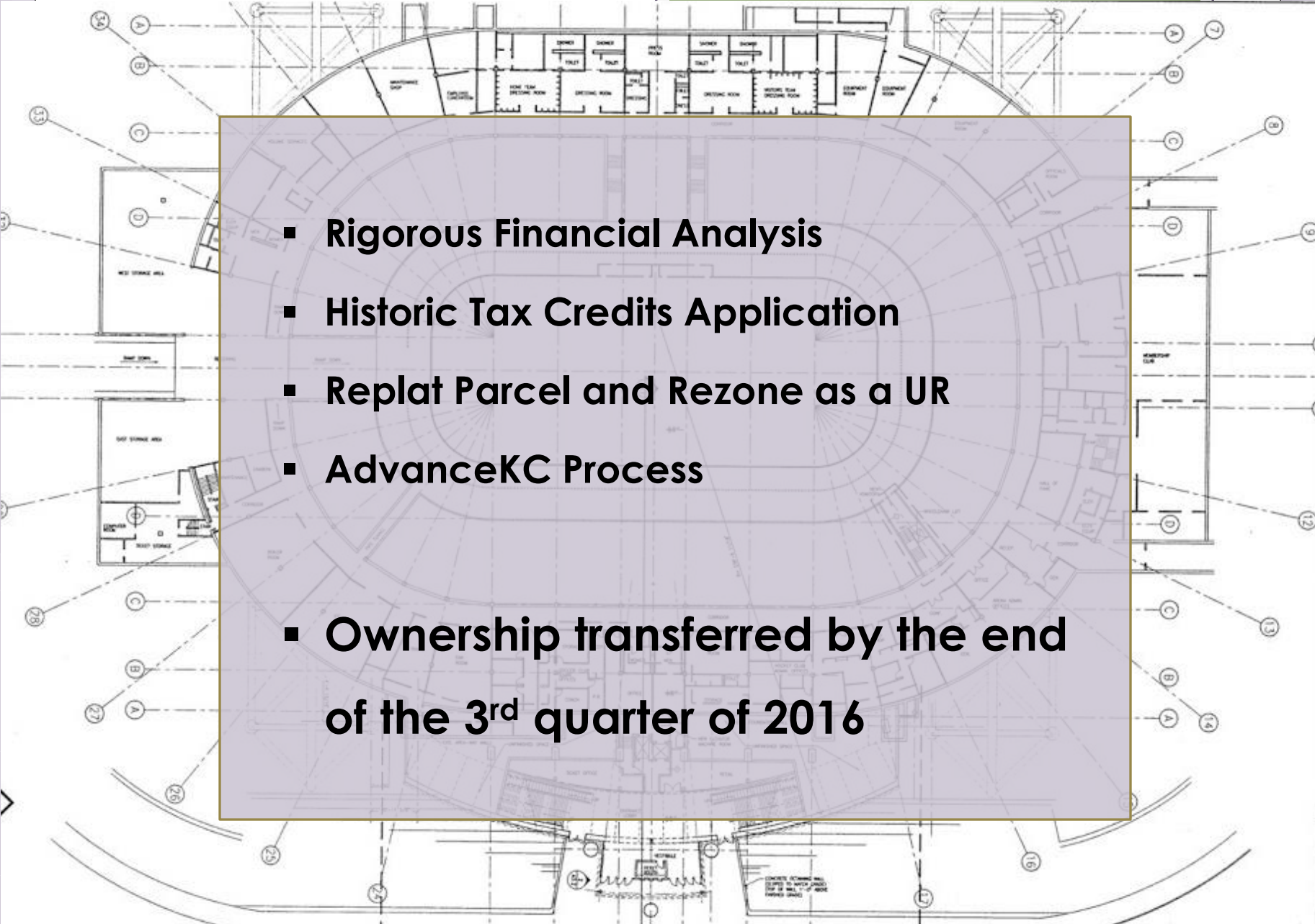
Participation of minority and women-owned businesses in previous and current projects; and

The team's ability to utilize firms and suppliers local to Kansas City, Missouri.

Submitted by Foutch Brothers

Selection Rational

- Offered a broader range of sports/activities on site
- Contains elements are more transformative for the West Bottoms district
- Proposes a greater level of physical improvements to the Arena
- Proposes activities with no competition with Sprint Center

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- **Rigorous Financial Analysis**
 - **Historic Tax Credits Application**
 - **Replat Parcel and Rezone as a UR**
 - **AdvanceKC Process**
 - **Ownership transferred by the end of the 3rd quarter of 2016**

Thank You

Questions

